

FILED & ENTERED

JAN 22 2021

CLERK U.S. BANKRUPTCY COURT  
Central District of California  
BY gonzalez DEPUTY CLERK

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION**

In re

TBETTY, INC.,

Debtor.

Case No.: 2:17-bk-21275-ER

Chapter: 7

Adv. No.: 2:19-ap-01404-ER

PETER J. MASTAN, Chapter 7 Trustee,

Plaintiff,

KENNY HWANG, AKA KYOUNG HWANG,  
AKA KYOUNG SUB HWANG, an  
individual, MIREA HWANG, an individual,  
HYUN HWANG, an individual, TRI  
BLOSSOM, LLC, a California Limited  
Liability Company, K2 AMERICA, INC., a  
California Corporation; and DOES 1-10,  
Inclusive,

**JUDGMENT PER STIPULATION**

[No Hearing Required]

The Court, having considered the “Stipulated Final Judgment” (the “Stipulated Judgment”)<sup>1</sup> entered into by plaintiff Peter J. Mastan, Chapter 7 Trustee (“Plaintiff”) for the bankruptcy estate (“Estate”) of Tbetty, Inc. (the “Debtor”), on the one hand, and defendant TRI. BLOSSOM, LLC (“Defendant”) (collectively, Plaintiff and Defendant are referred to as the “Parties”), the Court having considered all pleadings and documents filed in the case, and good cause appearing thereto,

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<sup>1</sup> Defined terms in the Stipulated Judgment shall have the same meaning herein.

1 **IT IS HEREBY ORDERED** as follows:

2 1. The Stipulated Judgment is approved;

3 2. This judgment pertains to real property commonly known as 3512 Buena  
4 Vista Avenue, Glendale, California 91208 (the "Property"). The Property is legally  
5 described as follows:

6  
7 LOT 13 IN BLOCK 12 OF SPARR HEIGHTS IN THE CITY OF GLENDALE,  
8 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP  
9 RECORDED IN BOOK 59, PAGE 34 OF SEQ., OF MAPS, IN THE OFFICE  
10 OF THE COUNTY RECORDER OF SAID COUNTY.

11 APN: 5615-005-013

12 3. The transfer of the Property on July 5, 2017 to Defendant by way of Grant  
13 Deed recorded in Los Angeles County on August 4, 2017 as Instrument Number 17-  
14 883590 is avoided pursuant to 11 U.S.C. § 548(a)(1)(B), and ordered recovered  
15 pursuant to 11 U.S.C. § 550 and preserved pursuant to 11 U.S.C. § 551 for the benefit of  
16 the Estate;

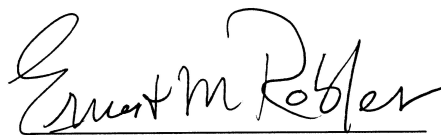
17 4. Defendant shall turn over the Property to Plaintiff pursuant to 11 U.S.C. §  
18 542 within fifteen (15) calendar days following the "Effective Date" of the "Global  
19 Settlement Agreement and Mutual General Release" (the "Agreement") entered into  
20 between the Parties as that term is defined in the Agreement.

21 5. This Court retains jurisdiction for purposes of enforcing this Stipulated Final  
22 Judgment.

23 **IT IS SO ORDERED.**

24 Date: January 22, 2021

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26 

27 Ernest M. Robles  
28 United States Bankruptcy Judge